

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, February 28, 2018, at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas with the following members present to wit:

Sean Shope	Chairman
Ashley Anderson	Commissioner
Vick Cox	Commissioner
Eric Gilliland	Commissioner
Margaret Telford	Commissioner
Chuck Voelker	Commissioner
Ted Ware	Commissioner
Jason Parker	Commissioner Alternate
Paul Slehta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above commissioners constituted a quorum with no Commissioner(s) absent.

With the following city staff present:

Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Matthew Boyle	City Attorney, City of Grapevine
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER AND WELCOME

Chairman Sean Shope welcomed all and called the meeting to order at 6 p.m.

CITIZEN COMMENTS

Mrs. Wanda Howard, 614 Estill Street, written comments attached as read at the public hearing.

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

WORK SESSION

Staff Approved Certificates of Appropriateness as follows:

- #CA18-07 for property located at 321 Turner Road;
- #CA18-09 for property located at 424 Ball Street;
- #CA18-10 for property located at 611 South Main Street, Suite #400;
- #CA18-11 for property located at 312 Ruth Street;
- #CA18-12 for property located at 814 South Main Street;
- #CA18-13 for property located at 314 West College Street;
- #CA18-14 for property located at 309 South Main Street;
- #CA18-15 for property located at 330 South Church Street;
- #CA18-16 for property located at 901 Sunset Street;
- #CA18-17 for property located at 220 East Franklin Street;
- #CA18-18 for property located at 216 West Wall Street;
- #CA18-19 for property located at 430 South Main Street;
- #CA18-20 for property located at 804 East Worth Street;
- #CA18-21 for property located at 528 South Dooley Street
- #CA18-22 for property located at 626 East Wall Street.

PUBLIC HEARING

Chairman Shope opened the **Public Hearing for #HL18-01** for the property located at 221 Austin Street, legally described as Block 103 Lot 1R, College Heights Addition, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND

On February 1, 2018, applicant Neal Cooper of Copperstreet Homes submitted an application for Historic Landmark Overlay #HL18-01, for property located at 221 Austin Street, City of Grapevine. The property is a vacant lot and was recently purchased by Nick and Courtney Gesualdi for the purpose of constructing a new period style house to serve as a home for their family.

The College Heights Addition was established in 1907 when Grapevine became an incorporated Town. It is a significant part of the Original Town Residential Historic District which is a cohesive grouping of residential buildings, set in a historically appropriate natural and man-made landscape, representing the late nineteenth and early twentieth century's residential history of Grapevine.

This vacant lot was originally part of Lot 1 and Lot 2 of the College Heights Addition. The first owner of Lot 1 in 1909 to 1946 was Pleasant Franklin Sanders. Pleasant Franklin Sanders was born in Tazewell, Tennessee in 1854, and came to Texas by wagon train in 1872. After coming to Texas, the Sanders family did not migrate again and the years brought the intermarriage of the Corbin, Harrison and Sanders families.

The second owner of Lot 1 in 1946 was Kenneth E. Griffin. Kenneth married Laura Mae Crowley, the daughter of Cleve and Cornelia Berry Crowley. Cleve Crowley was one of the Grapevine Rabbit Twisters who played on WBAP Radio Station. Laura Mae and Kenneth eventually moved to Aubrey, Texas; Dennis Roberts became the trustee of this property. Mr. Roberts was a beloved Grapevine businessman, donor and volunteer.

RECOMMENDATION

Staff recommends approval of Historic Overlay #HL18-01 to record the history of the property and to allow the Historic Preservation Commission to have input in the future development of the property. A set of the proposed Design Guidelines for the property were attached to the agenda packet.

Chairman Shope called for the owners, Nick and Courtney Gesualdi, to speak, they were not present; he called on the applicant Neal Cooper to speak, Mr. Cooper declined.

Vick Cox made the motion to close the public hearing for #HL18-01; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

Margaret Telford made the motion to approve **#HL18-01** with the conditions as presented; Chuck Voelker seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

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Chairman Shope opened the **Public Hearing for #CA18-05** for the property located at 300 West College Street, legally described as Block 1 Lot 1R3, First United Methodist Church Addition, Grapevine, Texas and take any necessary action.

Chairman Shope called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA18-05 was submitted on January 24, 2018 by the applicant Scott Buchanan of Buchanan Design Studio, for the new property owner Ms. Tina Moore, for the construction of a new one-story period style addition to the east side of the existing house. The Forbes House is a significant historic structure, from the Grape Vine Prairie, relocated in the College Street Residential Historic District in 1999. The College Street Historic District represents the town's residential growth from the early 19th century through the early 20th century.

The proposed addition to the house would contain a new one-car attached garage with an enclosed direct access connection to the existing kitchen. The proposed plans for the new addition were developed following the 2013-23 Preservation Ordinance and the Design Guidelines established for the property.

The existing house contains 2,205 square feet of living area with a footprint of 1,406 square feet on the first floor and 799 square feet on the second floor. The proposed addition would contain 478 square feet. Per the preservation ordinance, an "attached" garage is considered living space and is to be counted within the maximum 3,400 square feet allowed; the attached garage addition brings the total square feet of the house to 2,683 square feet of living space, within the maximum allowed. Porches are not included in the square feet maximum. The property lot size is 11,544 square feet, with the proposed building coverage is 19% (maximum 40% coverage).

RECOMMENDATION

Staff recommends approval of #CA18-05 for construction of the new attached one-car garage addition as per the attached plans with the conditions a building permit is obtained from the Building Department and all exterior materials and finishes, doors and door hardware, and exterior light fixtures be staff approved under a separate Certificate(s) of Appropriateness.

The owner preferred a garage connected to her home; the extended brackets and exposed rafter tails were discussed. Commissioner Margaret Telford asked about the fencing, the fencing was complete.

Chairman Shope called on the property owner, Ms. Tina Moore for her comments, she declined saying she agreed as presented.

Vick Cox made the motion to close the public hearing for #CA18-05; Eric Gilliland seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

Ashley Anderson made the motion to approve **#CA18-05** with the conditions as presented; Margaret Telford seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)

Absent: None

Nays: None

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2/28/18

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I want to thank you for
allowing me to express my
concerns regarding the
following correspondence:

221 AUSTIN STREET,
GRAPEVINE, TX

CASE #HL 18-01

CASE #CA 18-06

MY NAME IS WANDA MARTIN
REESE-HOWARD AND I AM 75
YEARS OLD.

I AM THE OWNER OF THE
PROPERTY AT 614 E. ESTILL
STREET,
GRAPEVINE, TX. MY PROPERTY
IS ADJACENT TO THE ABOVE
DESCRIBED PROPERTY.

I HAVE LIVED ON THIS PROPERTY
FOR 66 YEARS, IT HAS BEEN MY

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~~My Text Document (00)~~

HOME FOR MANY YEARS. AND A
LOT OF FAMILY HISTORY IS HERE

IN GRAPEVINE; MY MOTHER
GRADUATED FROM GRAPEVINE HIGH
SCHOOL, AS DID ONE OF HER
BROTHERS, FOLLOWED BY MY
BROTHER IN LAW, MY SISTER, ME
AND ONE OF MY NIECES.

MY MATERNAL GRANDMOTHER
BOUGHT THIS PROPERTY AND
BUILT
ON IT IN 1952. WE LIVED WITH
MY GRANDMOTHER, AS MY MOTHER
WAS A SINGLE PARENT. AND IN
JANUARY OF 1955, MY
GRANDMOTHER
PASSED AWAY AND THE PROPERTY
WENT TO MY MOTHER, AND AT HER

DEATH IN APRIL OF 1996, THE

~~NOTED~~ ()
PROPERTY BECAME MINE.

JUST A MENTION OF GRAPEVINE HISTORY IN THE 50s, GRAPEVINE WAS THE ONLY TOWN THAT HAD A HIGH SCHOOL IN THIS AREA. COPPELL, COLLEYVILLE AND CARROLL HILL (NOW SOUTHLAKE). STUDENTS ATTENDED THEIR TOWNS' ELEMENTARY AND JUNIOR HIGH SCHOOLS. THEN THEIR HIGH SCHOOL YEARS WERE SPENT AT GRAPEVINE HIGH SCHOOL (GRADES 9 THRU 12), RIDING THE BUSES INTO GRAPEVINE HIGH SCHOOL.

WHEN THIS LOT WAS PURCHASED
AND BUILT ON IN 1952,
MOST OF THE LOTS WERE

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~~NEW DOCUMENT~~
APPROXIMATELY SIMILAR IN
SIZE.

THIS ONE BEING 50 FT. X 120
OR 130 FT. WITH SINGLE STORY
HOUSES BEING THE NORM.

NOW PEOPLE COME TO GRAPEVINE
WANTING TO CHANGE FROM THAT.
THEY SAY THEY WANT TO
DOWNSIZE; DIFFICULT FOR ME TO
COMPREHEND AS THE HOMES
BEING BUILT RECENTLY ALL
AROUND ME

ARE MULTI-STORY MORE SQUARE
FEET THAN MINE BEING BUILT
ON SAME SIZE LOT REQUIRING
SPECIAL VARIANCES, ETC.

THUS I AM CONCERNED ABOUT A
MULTI-STORY HOUSE BUILT NEXT
DOOR TO ME AS I WOULD HAVE NO
PRIVACY AT ALL. I AM A
RETIRED, SENIOR CITIZEN, ON
FIXED INCOME; THUS I AM

2/28/18

~~XXXXXXXXXXXXXXXXXXXX~~)
CONCERNED REGARDING THE
ORIGINAL LEVEL MY HOUSE IS
BUILT ON AND OTHERS HOUSES
BUILD "UP" THUS MY FEAR OF
HAVING WATER
DUMPED ON ME AS HAS BEEN IN
THE PAST FROM THE HOUSES
BUILT
SOUTH OF MY PROPERTY RECENTLY
AND DUE TO THE SWIMMING POOL
INSTALLED SEVERAL YEARS AGO
ON THE WEST SIDE OF ME.
I AM IN A SWAMP WHEN IT
RAINS.

*Thank you for your consideration in
this matter of my concerns.*

*Sincerely,
Wanda Howard*

MINUTES

Chuck Voelker made the motion to approve the minutes of the January 24, 2018 meeting as reported; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)
Absent: None
Nays: None

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ADJOURNMENT

Chuck Voelker made the motion to adjourn the meeting; Vick Cox seconded the motion, which prevailed in the following vote:

Ayes: 7 (Shope, Anderson, Cox, Gilliland, Telford, Voelker and Ware)
Absent: None
Nays: None

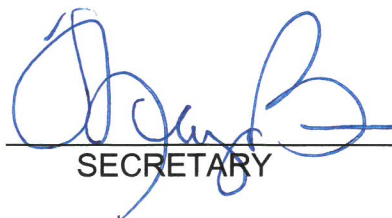
The meeting adjourned at 7:05 p.m.

PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 28TH DAY OF MARCH 2018.

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY